

## MEMORANDUM

---

**To:** Randy Lang, Lakeside Investment Company, L.P.  
**From:** Anita Hayworth, Dudek  
**Subject:** 2019 Biological Resource Memo for the Wetland Mitigation Area on the Parkside Property, Santee  
**Date:** November 4, 2019  
**Attachment(s):** Figure 1 and 2, Regional/Vicinity  
Figure 3, 2018 Vegetation Mapping  
Figure 4, Impact and Mitigation Area  
Appendix A, Biological Resources Survey Report for the Hillside Meadows Project (August 2013) (now called Parkside)

---

This memo provides documentation of the current site conditions and an assessment of biological resources mapped for the proposed wetland mitigation area on the Parkside Property that will be used for the adjacent Hillside Meadows Project. The Parkside Property is located immediately south of the eastern and western terminus of Mast Boulevard in the City of Santee, California (Figures 1 and 2). As requested by the City of Santee, Dudek conducted a field investigation to evaluate the current site conditions within the proposed mitigation area. This memo also includes the 2013 Biological Resources Survey Report (Appendix A) for the site because that report included other focused surveys on the property. It should be noted that the 2013 report addresses a larger area than the subject mitigation area, however, that report does include the focused surveys that could not be conducted at this time. The methods and results of the investigation are provided below.

### Survey Methods

Dudek biologist, Tricia Wotipka Priest, was on site on June 22, 2018 (Table 1) for the purposes of mapping the vegetation and conducting a wetland delineation. The field investigation was conducted on the Parkside Property area that will be used as a mitigation site for the adjacent Hillside Meadows Project. The area was traversed on-foot, by walking meandering transects, to provide 100% visual coverage of the site. A 100-scale (i.e., 100 feet = 1 inch) aerial photographic map with a georeferenced overlay of the 2013 vegetation mapping was utilized directly in the field to evaluate vegetation communities and/or land cover types and identify any substantial inconsistencies from that discussed in the 2013 Biological Resources Survey Report (Appendix A). Any such differences identified were mapped directly in the field and are discussed below in the Survey Results Section. An evaluation of jurisdictional resources was conducted within the proposed mitigation site. Plant and wildlife species encountered during the field investigation were identified and recorded directly into a field notebook. A focused survey for California gnatcatcher (*Poliophtila californica*) was conducted in 2018 to provide current information on the species within the wetland mitigation area. Three focused surveys for coastal California gnatcatcher were performed within suitable habitat between October 26, 2018, and November 9, 2018, by coastal California gnatcatcher-permitted biologist Ms. Bergman (TE-53771B-0) according to the schedule in Table 1. Finally, based on the excellent rainfall received in 2018/2019, a habitat assessment was conducted for Quino checkerspot butterfly (*Euphydryas editha quino*) to identify if any host plant for the butterfly is present. This survey was conducted in support of the focused survey conducted on the site in 2013 (Appendix A).

**Table 1. Survey Details and Conditions**

Date	Time	Personnel	Task	Survey Conditions
6/22/2018	8:00 a.m. - 3 :00 p.m.	T. Wotipka	Vegetation Mapping and Wetland Delineation	Not Recorded
10/26/2018	6:46 a.m.-12:00 p.m.	E. Bergman	Gnatcatcher Survey	58°F–85°F; 0%–100% cloud cover, 0–3 mile per hour winds
11/02/2018	6:52 a.m.-12:00 p.m.	E. Bergman	Gnatcatcher Survey	58°F–80°F; 0%–20% cloud cover; 0–3 mile per hour winds
11/09/2018	6:53 a.m.-11:36 a.m.	E. Bergman	Gnatcatcher Survey	64°F–81°F; 0%–30% cloud cover; 0–2 mile per hour winds
4/11/2019	8:00 a.m. - 4:00 p.m.	K. Dayton; M. Forgey	Quino checkerspot host plant mapping	Not recorded

## Survey Results

The 2013 Biological Resources Survey Report (Appendix A) mapped a total of four vegetation communities or land covers on site including Diegan coastal sage scrub, broom baccharis scrub, non-native grassland, and disturbed/urban developed. During the 2018 vegetation mapping update, these four communities were further refined into a total of 11 vegetation communities or land cover types. Table 1 summarizes the vegetation communities and/or land covers mapped within the mitigation area during the 2018 field efforts and the 2018 vegetation mapping is shown on Figure 3.

**Table 2. Vegetation Communities Within the Wetland Mitigation and Channel Area**

General Vegetation Community/Land Cover Category	General Vegetation Type (Holland/Oberbauer Code)	Wetland Mitigation Site Existing Acreage	Drainage Channels for the Mitigation Site
Disturbed and Developed Areas (10000)	Disturbed Habitat (11300)	0.37	0.12
	Ruderal (N/A)	0.96	0.06
<i>Disturbed and Developed Areas Total</i>		<i>1.33</i>	<i>0.18</i>
Scrub and Chaparral (30000)	Diegan Coastal Sage Scrub (disturbed) (32500)	0.13	
	Diegan Coastal Sage Scrub - Baccharis dominated (or Broom Baccharis) (32530)	0.01	0.01
	Diegan Coastal Sage Scrub - Baccharis dominated (or Broom Baccharis) (disturbed) (32530)	0.40	
<i>Scrub and Chaparral Total</i>		<i>0.54</i>	<i>0.01</i>
Grasslands, Vernal Pools, Meadows, and Other Herb Communities (40000)	Non-native Grassland (or Annual Grassland) (42200)	0.99	1.47
<i>Grasslands, Vernal Pools, Meadows, and Other Herb Communities Total</i>		<i>0.99</i>	<i>1.47</i>

**Table 2. Vegetation Communities Within the Wetland Mitigation and Channel Area**

General Vegetation Community/Land Cover Category	General Vegetation Type (Holland/Oberbauer Code)	Wetland Mitigation Site Existing Acreage	Drainage Channels for the Mitigation Site
Riparian and Bottomland Habitat (60000) Not jurisdictional	Southern Willow Scrub (63320)	0.06	
	Tamarisk Scrub (63810)	0.07	
<i>Riparian and Bottomland Habitat Total</i>		0.13	0.0
<b>Total</b>		<b>2.99</b>	<b>1.66</b>

The 2013 and 2018 survey efforts show similar results however there are some small differences between the mapping efforts due to a finer scale of mapping effort in 2018. These include the following:

- During the 2018 survey, southern willow scrub was mapped as its own community comprised of arroyo willow (*Salix lasiolepis*) with a ground cover disturbed by non-native grasses. The 2013 Biological Resources Survey Report states that the willow trees are isolated and in poor condition (one of the three trees was dead and the two others appeared to be senescent), and therefore did not constitute enough cover to be considered a separate community. While the 2018 survey agrees that the willows are in poor condition and are not considered the jurisdiction of any of the wetland resource agencies, the mapping includes a separate category for this community.
- Although tamarix sp. was recorded in the 2013 species list, it was not pulled out as a separate vegetation community. The mapping in 2018 includes a small area of tamarisk scrub within the southeastern corner of the project site. Similar to the willows, the patch is not the jurisdiction of the wetland resource agencies.
- Some of the non-native grassland mapped in 2013 was further refined as ruderal habitat in 2018. Generally, ruderal habitat is characterized by weedy herbaceous species rather than grasses. Ruderal land was observed in areas mapped as non-native grassland in 2013 and is comprised of 90% cover of black mustard (*Brassica nigra*), wild radish (*Raphanus sativus*), and Maltese star thistle (*Centaurea melitensis*) with 10% or less cover of annual non-native grasses. Often, mapping of vegetation as ruderal is not accepted by the Wildlife Agencies. If that is the case in this situation, the ruderal areas will be mapped as disturbed habitat.
- Dirt roads crossing the site were mapped as disturbed habitat during the 2018 survey. These same roads appear on the 2013 aerial map but were not called out as disturbed habitat.
- During the 2018 survey effort, areas on site supporting at least 20% native plant species, but fewer than 50% native cover, were mapped as a disturbed native vegetation community (e.g., disturbed coastal sage scrub and disturbed coastal sage scrub—baccharis-dominated).

An evaluation of aquatic resources was accomplished by focusing on the identification of a bed and bank, and evidence of an ordinary high water mark within the southern willow scrub and tamarisk scrub mapped on site. There was no channel morphology within the project site that would indicate that either area was part of a regulated stream channel. The landscape position was flat and otherwise disturbed. Since there were no signs of an ordinary high water mark, no bed and bank, and no signs of surface hydrology these areas are assumed to be non-jurisdictional.

The 2013 Biological Resources Survey Report stated that there appears to be water flow onto the site from two sources: 1) at the site's eastern edge, where irrigation runoff from ball fields located in the unincorporated County of San Diego, is discharged via a pipe onto the property; and 2) at the property's western edge from the top of the hill that seems to originate from a pipe draining the Padre Dam Municipal Water District's large water tank. This second source was documented to be from Padre Dam Municipal Water District, which discharges water on an occasional basis directly onto the site. Concerns expressed in the 2013 Biological Resources Survey Report have been resolved by the following observations and/or discussions. For the ball fields, a water detention basin has been installed along the western side of the ball fields (east of the site) such that no runoff occurs from the fields. For the Padre Dam Municipal Water District discharge, discussions with the District indicate that there is no potential impact from the operation/maintenance of the tank (Courtney Mael, Padre Dam Municipal Water District, pers. comm.; March 12, 2019). The periodic discharge does not drain to navigable waters and terminates adjacent to the wetland mitigation area and likely will never enter the mitigation area. The only discharge from the tank site toward the proposed mitigation site would be periodic (once every four years) for tank cleaning operations and all discharge will run through chlorine removal BMPs prior to leaving the site. The amount of water will be restricted to the lower 6 inches of water stored within the tank and thus would not be the entire tank capacity. In addition, the discharge rate will be very low (0.22 cubic feet per second) and will occur over three days and only during a non-rain event period. In conclusion on this issue, the flow rate is low to avoid erosion, the water will be clean with no contaminants or chemicals and thus if it does enter the mitigation area, it will be similar to having a rain event to benefit the wetland habitat within the mitigation area.

The focused survey for California gnatcatcher indicated that no gnatcatchers are present within the wetland mitigation area.

Mitigation is required for the impacts to disturbed coastal sage scrub, broom baccharis scrub as outlined in Table 3 below.

## Conclusion

Impacts would total 2.99 acres within the area proposed for the wetland mitigation. Drainage channels designed to deliver surface water to the mitigation site are located in the northern portion of the site and total 1.67 acres and include approximately 765 linear feet of open channel. In addition, there is a 12' pipe that will connect the drainage channel to the wetland mitigation area that is a total of 327 linear feet. The pipe will result in no surface disturbance and avoid impacts to any sensitive habitat. As stated above, this wetland mitigation is for the adjacent Hillside Meadows Project, and has been approved for use by the County. Impacts to the area proposed for the wetland mitigation are summarized in Table 3 below. Figure 4 shows the proposed wetland mitigation resulting communities. While temporary impacts to upland communities (disturbed coastal sage scrub, baccharis dominated coastal sage scrub, and disturbed baccharis dominated coastal sage scrub) would occur, there will be restoration of the disturbed communities to non-disturbed native coastal sage scrub within the boundaries of the mitigation area (shown as Native Upland Buffer [NUB] on Figure 4). There is also proposed impact to non-native grassland that will be replaced with wet meadow. Finally, while there is impact to non-jurisdictional willows and tamarisk, this area will be replaced with jurisdictional southern willow scrub and freshwater marsh.

Because there are no impacts of the proposed wetland mitigation area to jurisdictional wetland resources or endangered species, no permits are required. All impacts to native habitat (disturbed forms of coastal sage scrub and Baccharis scrub) will be replaced within the mitigation area with the revegetation plan implementation.

A revegetation plan has been prepared: *Revegetation Plan for the Hillside Meadows Residential and Commercial Development Project* (Dudek 2019).

**Table 3 Proposed Impact and Proposed Restoration for the Wetland Mitigation Area**

General Vegetation Type (Holland/Oberbauer Code)	Total Impacts Within the Proposed Wetland Mitigation Area (Acres)	Proposed Wetland Mitigation for Hillside Project (Acres)
Disturbed Habitat (11300)	0.37	0.05
Ruderal (N/A)	0.96	–
<i>Disturbed and Developed Areas Total</i>	<i>1.33</i>	<i>0.05</i>
Diegan Coastal Sage Scrub	–	0.66
Diegan Coastal Sage Scrub (disturbed) (32500)	0.13	–
Diegan Coastal Sage Scrub - Baccharis dominated (or Broom Baccharis) (32530)	0.01	–
Diegan Coastal Sage Scrub - Baccharis dominated (or Broom Baccharis) (disturbed) (32530)	0.40	–
<i>Scrub and Chaparral Total</i>	<i>0.54</i>	<i>0.66</i>
Non-native Grassland (or Annual Grassland) (42200)	0.99	–
Wet meadow	–	0.75
<i>Grasslands, Vernal Pools, Meadows, and Other Herb Communities Total</i>	<i>0.99</i>	<i>0.75</i>
Southern Willow Scrub (63320) not jurisdictional	0.06	–
Southern Willow Scrub; jurisdictional	–	1.35
Tamarisk Scrub (63810) not jurisdictional	0.07	–
Freshwater Marsh, jurisdictional	–	0.18
<i>Riparian and Bottomland Habitat Total</i>	<i>0.13</i>	<i>1.53</i>
<b>Total</b>	<b>2.99</b>	<b>2.99</b>





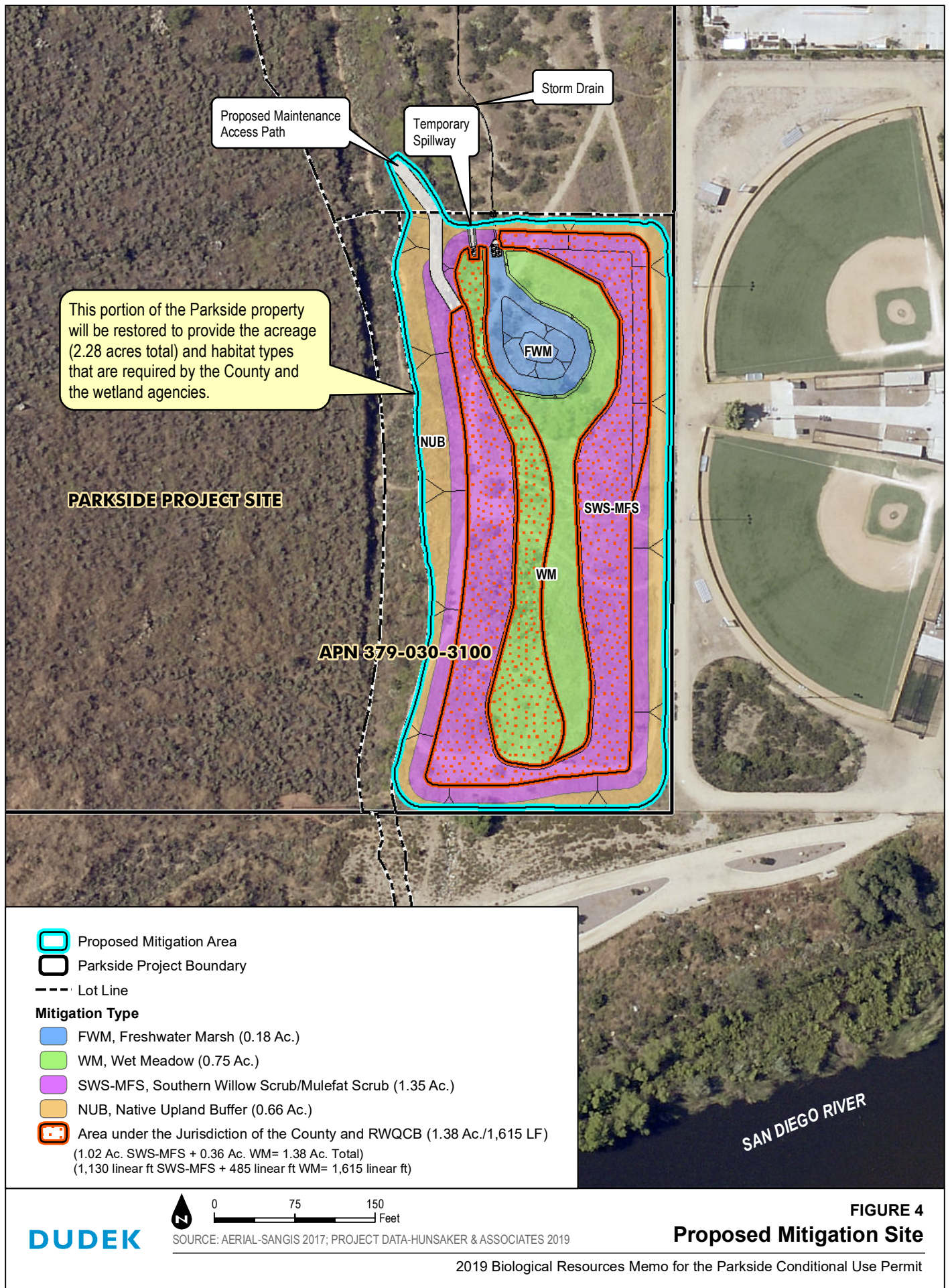


















# Appendix A

---

Biological Resources Survey Report for the  
Hillside Meadows Project (August 2013)





**A BIOLOGICAL RESOURCES SURVEY REPORT  
FOR THE  
HILLSIDE MEADOWS  
INDUSTRIAL PARK PROJECT  
Santee, California**

*Prepared for*

**Mr. Randy Lang**  
**Gleich Properties, LLC**  
9370 Sky Park Court, Suite 230  
San Diego, CA 90123

*Prepared by*

**Vincent N. Scheidt**  
**Biological Consultant**  
3158 Occidental Street  
San Diego, CA 92122  
(858) 457-3873

August 2013

A handwritten signature in black ink, appearing to read 'V. Scheidt', is written over a horizontal line.

Vincent N. Scheidt, MA  
Certified Biological Consultant

## TABLE OF CONTENTS

INTRODUCTION .....	3
SITE DESCRIPTION AND PROJECT DESCRIPTION.....	3
PURPOSE OF STUDY .....	3
METHODS.....	4
RESULTS .....	5
Plant Communities/Habitats .....	5
Flora and Fauna .....	6
SENSITIVE BIOLOGICAL RESOURCES .....	6
Sensitive Vegetation Communities.....	6
Sensitive Plants .....	6
Sensitive Animals .....	7
JURISDICTIONAL WETLANDS AND “WATERS” .....	9
PROJECT IMPACTS.....	10
RECOMMENDED MITIGATION.....	11
REFERENCES .....	12

## FIGURES, TABLES & ATTACHMENTS

Figure 1. Regional Location.....	14
Figure 2 Site Plan .....	15
Figure 3. Biological Resources on Aerial Photo.....	16
Figure 4. Biological Resources on Site Plan .....	17
Figure 5. Proposed Biological Open Space Easement.....	18
Table 1. Field Surveys.....	4
Table 2. Impact/Mitigation Analysis .....	13
Table 3. Flora and Fauna Detected.....	19
Attachment A. CNDDB Forms .....	24
Attachment B. Protocol Survey Report Forms .....	29



## **INTRODUCTION**

This report addresses biological resources and anticipated project-related impacts to biological resources associated with the Hillside Meadows Industrial Park Project. The subject project site is an approximately 45.7-acre parcel (APN 379-030-31) situated south of the eastern and western terminus of Mast Boulevard and north of the San Diego River in the City of Santee, California (Figure 1).

## **SITE DESCRIPTION AND PROJECT DESCRIPTION**

The Hillside Meadows Industrial Park Project ("Industrial Park Project") is located in the eastern part of the City, northwest of Highway 67 and south of the future connection of Mast Boulevard. Unincorporated San Diego County lands are present to the north and east. The San Diego River is located a short distance to the south. The Industrial Park Project site is gently to steeply sloping, rising up from flatter areas to the north and east. A few dirt roads cross the property, with a paved water district road entering the site from the west, providing access to a large water tank located on a "not-a-part" 1-acre lot surrounded by the property (Figure 2). Most slope areas support high-value sage scrub, with lower areas supporting mostly weedy grassland and successional scrub vegetation. Elevations on the property range between approximately 353 feet and 648 feet MSL. The soil-types found onsite consist of Cienega-Fallbrook rocky sandy loam soils (CnG2) on slopes between 30 and 65 percent and Visalia sandy loam soils (VaA) on flatter areas between 0 and 2 percent. Neither soil-types are known to support any particular rare or endemic plants or unusual animals.

The Industrial Park Project as proposed would create five new industrial pad parcels plus a wetland mitigation area (Figure 2). These would be located on the northern and eastern periphery of the property. The balance of the site, consisting of most areas of steep slope to the south and west of the proposed development, would be preserved in biological open space.

## **PURPOSE OF STUDY**

The purpose of this study is to (1) assemble a species inventory of the subject property, identify and map all onsite habitats/plant communities, and identify and map locations of any special status plants or animals that are detected onsite, and; (2) identify and quantify project-related impacts to biological resources, and (3) proposed mitigation, as necessary, to bring the project into conformance with the requirements of the California Environmental Quality Act (CEQA), the federal Endangered Species Act (ESA), and other local, state, and federal regulations.

## METHODS

Various biology field surveys of the of the Industrial Park Project site, including a general site survey, a species inventory (Table 3), and a protocol California Gnatcatcher Survey, protocol Quino Checkerspot Butterfly Survey, and draft protocol Hermes Copper Butterfly Survey, were completed in the fall of 2011 and the spring of 2013. All studies were conducted by the author, Vincent Scheidt, and Brandon D. Myers, Field Assistant, on the dates and under the weather conditions presented in Table 1:

Table 1. Field Surveys – Hillside Meadows Industrial Park Project

<u>Date</u>	<u>Hours</u>	<u>Conditions</u>
4 Aug 2011	07:30 - 10:00	clear, mild, mid 70°s, light west wind 1-3 MPH
22 Mar 2013	07:30-04:00	clear, low 70°s, light west wind 2-4 MPH
29 Mar 2013	08:00-01:00	hazy to clear, high 60°s, light wind 1-3 MPH
9 Apr 2013	01:30-4:00	clear, high 60°s to mid 70°s, light wind 1-3 MPH
17 Apr 2013	01:30-04:30	clear, mid 70°s, moderate wind 5-12 MPH
26 Apr 2013	02:00-05:00	clear, mid 70°s, light wind 1-3 MPH
23 May 2013	12:45-02:30	clear, mid 70°s, southern wind 3-8 MPH
5 Jun 2013	01:45-03:15	clear, high 70°s, light southern wind 2-5 MPH
17 Jun 2013	01:45-03:30	clear, low 80°s, light west wind 2-5 MPH
28 Jun 2013	03:30-5:30	clear, mid 80°s, light west wind 1-3 MPH

All accessible areas of the property were slowly walked on each survey day, and all plants, animals, and habitats were identified in the field. Because of the season of the various surveys and the methods used (visual and auditory identifications only), some of the plants and many of the cryptic or migratory animals, which might have been observed at other times or by using other techniques were not detected. Animal activity was moderate, although many of the animal detections were based on characteristic signs of inhabitation, rather than a visual sighting of the specimens themselves.

## RESULTS

### Plant Communities/Habitats

Four plant communities or habitats were identified in association with the Industrial Park Project site (Figures 3 and 4). These are Diegan Coastal Sage Scrub, Broom Baccharis Scrub, Non-native Grassland, and Disturbed/Urban Developed.

Diegan Coastal Sage Scrub (CSS) vegetation dominates the slope areas of the property, occupying the majority of the site. Indicators in this habitat include California Sagebrush (*Artemisia californica*), Flat-top Buckwheat (*Eriogonum fasciculatum*), Laurel Sumac (*Malosma laurina*), Redberry (*Rhamnus crocea*), Coast Cholla (*Opuntia prolifera*), and many other species. The biological resource value of this habitat-type is high.

Broom Baccharis Scrub (BBS) is found at lower elevations on the northern and eastern portions of the property. The indicator of this habitat is Broom Baccharis (*Baccharis sarothroides*) growing in a dense to open configuration with various annuals and subshrubs in open areas, including many non-native weeds. This vegetation is clearly successional as evidenced by the presence of much old dumped debris and clear signs of old grading. Nevertheless, the biological resource value of this habitat-type is moderate.

Patchy Non-native Grassland (NNG) is found in association with the lowest elevations of the eastern portion of the site. This supports various annual grasses such as Ripgut Brome (*Bromus diandrus*), Common Fiddleneck (*Amsinckia intermedia*), Black Mustard (*Brassica nigra*), Crown Garland (*Chrysanthemum coronarium*), and others. As with the adjoining areas of BBS, The area contains a great deal of dumped material, including construction rubble, trash, old vehicle parts, and other debris. This area is also walked by pedestrians on a nearly-constant basis and ridden over by motorcycles and bicycles regularly. Three isolated willow trees are found within the southernmost area mapped as NNG. These are in poor condition, with one dead and the others appearing to be senescent. One additional willow located just offsite with its canopy sprawling onto the project site. The biological resource value of the NNG on this site is low to moderate.

A separate 1.0-acre parcel owned by the Padre Dam Municipal Water District supports Urban/Developed (UD) habitat. This parcel is located in the center of the Hillside Meadows Industrial Park ownership. The parcel is occupied by a large water storage tank. The paved water tank access road, which leads across the Industrial Park Project site, also qualifies as Urban/Developed Habitat, as does nearby maintained areas. The biological resource value of this habitat-type is low.



## **Flora and Fauna**

The flora and fauna identified during the survey in association with the Industrial Park Project site is typical of the Santee foothills area. All of the plants and animals associated with the property are locally-common species, although some are declining in the region and one (California Gnatcatcher) is a federally-listed Threatened Species. A total of one hundred and two species of plants and forty-five species of animals were detected during the field surveys of the site (Table 3). The plants observed are expected to represent at least 80 percent of the naturalized species occurring on this property. The animals likely represent only about 20 percent of the total site fauna, as most of the animals (particularly invertebrates and nocturnal or burrowing species) are cryptic and difficult to detect.

## **SENSITIVE BIOLOGICAL RESOURCES**

### **Sensitive Vegetation Communities**

Vegetation communities (habitats) are generally considered "sensitive" if they; (a) are recognized by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service as being locally depleted; (b) are considered rare within the region by local experts, (c) are known to support sensitive animal or plant species, including Listed Species; and/or (d) they are known to serve as important wildlife corridors. These sensitive habitats are typically depleted throughout their known ranges, or are localized and/or highly fragmented.

Diegan Coastal Sage Scrub, which covers the majority of the Industrial Park Project site, is considered a sensitive vegetation community. This habitat supports a variety of sensitive species, including most of the sensitive species associated with the Industrial Park Project site.

The BBS and NNG, although not sensitive, *per se*, do support sensitive species. In that respect, they have habitat value. The UD area does not provide significant biological resource value, and therefore is also not considered a sensitive habitat.

### **Sensitive Plants**

A single sensitive plant species - San Diego Barrel Cactus - was observed on site during the field surveys. Sensitive plants are those listed as "Rare", "Endangered", "Threatened", "of Special Concern", or otherwise noteworthy by the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, the California Native Plant Society (CNPS), or other conservation agencies, organizations, or local botanists.

**San Diego Barrel Cactus (*Ferocactus viridescens*)**

**Listing:** CRPR: 2B.1

Federal/state status: none

County status: Sensitive Plant List (County of San Diego, 2010)

**Description:** Unmistakable, helmet-shaped cactus with dense covering of stout spines.

**Distribution:** Coastal areas from central San Diego south into northern Baja California, Mexico.

**Habitat(s):** Occurs on dry slopes in coastal sage scrub, maritime chaparral, open grasslands, and related habitats. Normally most abundant on south or west-facing slopes, often in rocky areas.

**Status On Site:** Ninety-one individual cacti were observed at upper elevations of the property. These were observed near the crest of the south-facing slope north of the water tank access road.

Other sensitive plants known from the general vicinity of the property include San Diego Thorn Mint (*Acanthomintha ilicifolia*), San Diego Sagewort (*Artemisia palmeri*), Orcutt's Brodiaea (*Brodiaea orcuttii*), Palmer's Grapplinghook (*Harpagonella palmeri*), and others. Most of these are either associated with rare habitats not found here (such as vernal pools, native grasslands, etc.) or are large and distinctive perennials which would not have been missed if encountered onsite.

**Sensitive Animals**

Six sensitive animal species were detected during the field surveys of the Industrial Park Project site. These are California Gnatcatcher, Orange-throated Whiptail, Coronado Skink, Southern California Rufous-crowned Sparrow, San Diego Black-tailed Jackrabbit, and Turkey Vulture. The observed locations of California Gnatcatcher and Coronado Skink are shown in Figures 3 and 4,

**California Gnatcatcher (*Polioptila californica*)**

**Listing:** FEDERAL THREATENED SPECIES

"Species of Local Concern" (Tate, 1986)

"California Bird Species of Special Concern (CDFG, 2008)

County status: Sensitive Bird List (County of San Diego, 2010)

**Distribution:** From Ventura County south to northern Baja California.

**Habitat(s):** Resident in coastal scrubs and chaparral scrub habitats.

**Status on site:** Numerous California Gnatcatchers observations onsite and offsite during all surveys in 2011 and 2013. The site and adjoining land appears to support at least 3-4 resident pairs.

**Coronado Skink (*Eumeces skiltonianus interparietalis*)**

**Listing:** "Species of Special Concern" (USFWS, 2002)

"California Species of Special Concern" (CDFG, 1994)

Sensitive Reptile List (County of San Diego, 2010)

**Distribution:** Occurs from San Diego County south through northern Baja California, Mexico

**Habitat(s):** Resident in most upland habitats, including grassland, scrubs, chaparrals, and woodlands

**Status on site:** Four specimens observed beneath debris in several disjunct areas of the property. Anticipated to be a common resident species.

**Orange-throated Whiptail (*Cnemidophorus hyperythrus beldingi*)**

**Listing:** "Species of Concern" (USFWS, 1998)

"California Species of Special Concern" (CDFG, 1994)

County status: Sensitive Reptile List (County of San Diego, 2010)

**Distribution:** Extreme southwestern California; from Orange and Riverside Counties south into northern Baja California.

**Habitat(s):** Inhabits coastal sage scrub, chaparral and areas of open brush with loose soils. May also be found in open, dry riparian areas. Sea level to about 1,800 feet MSL, occasionally higher on hot, south-facing slopes.

**Status On Site:** Numerous specimens (10+) observed onsite in association with CSS habitat. Well distributed in open areas.

**Comments:** Relatively abundant where it still remains, although major portions of former range have been lost to urbanization and agricultural land conversions.

**Southern California Rufous-crowned Sparrow (*Aimophila ruficeps canescens*)**

**Listing:** Federal status: "Species of Concern" (USFWS, 2003)

County status: Sensitive Bird List (County of San Diego, 2010)

State status: none

**Distribution:** From Ventura County south to northern Baja California, Mexico

**Habitat(s):** Almost wholly restricted to extensive areas of sage scrub and chaparral vegetation within the coastal lowland of Southern California

**Status on site:** Several specimens observed onsite. Likely a resident species, as the scrub habitat is highly suitable for this species. Two or more pairs probably occur on this property, with others on the adjoining habitat offsite to the south and west.

**San Diego Black-tailed Jackrabbit (*Lepus californicus bennettii*)**

**Listing:** Federal status: "Species of Concern" (USFWS, 2003)

State status: California Species of Special Concern (CDFG, 2002)

County status: Sensitive Mammal List (County of San Diego, 2010)

**Distribution:** Cismontane and transmontane areas of southern California and adjacent areas of northern Baja California, Mexico.

**Habitat(s):** Associated with areas of open chaparral, scrub, and grassland vegetation.

**Status On Site:** A single San Diego Black-tailed Jackrabbit was observed on the northern end of the property during the site surveys.

**Turkey Vulture (*Cathartes aura*)**

**Listing:** "Blue-list" (Tate, 1986)

"Declining" (Unitt, 1984)

County status: Sensitive Bird List (County of San Diego, 2010)

State/Federal status: none

**Distribution:** Ranges from southern Canada to Argentina

**Habitat(s):** Open areas, farmlands, grasslands. Usually seen soaring overhead or sometimes perched on poles, dead trees, or on the ground.

**Status on Site:** Several adults observed soaring over the property during the field surveys.

Other sensitive animals are known from the vicinity of this property. Some are anticipated to occur onsite, at least occasionally. Sensitive vertebrates known from the area include Red-shouldered Hawk (*Buteo lineatus*), San Diego Coast Horned Lizard (*Phrynosoma coronatum blainvillei*), San Diego Banded Gecko (*Coleonyx variegates abbotti*), Coastal Whiptail (*Cnemidophorus tigris multiscutatus*), Northern Red Diamond Rattlesnake (*Crotalus ruber ruber*),



San Diego Ringneck Snake (*Diadophis punctatus similis*), Coastal Rosy Boa (*Lichanura trivirgata roseofusca*), Loggerhead Shrike (*Lanius ludovicianus*), and several other wide-ranging species, such as various native bats, and others.

#### Quino Checkerspot Butterfly Protocol Survey

Quino Checkerspot Butterfly (*Euphydryas editha quino*), a federally-listed "Threatened" species, is known from habitat similar to that found on this site. Quino is apparently restricted to open habitats supporting at least one of several larval food-plants, including Dot-seed Plantain (*Plantago erecta*), Owl's Clover (*Orthocarpus purpurascens*), Chinese Houses (*Collinsia heterophylla*), and/or other plants in the Scrophularaceae family. The best understood Quino indicator is Dot-seed Plantain, a common annual forb associated with numerous open habitats. Quino is also dependent on several specific habitat features, in addition to the presence of appropriate larval food-plants, such as nectaring sites for adult butterflies, specific physiographic features of the site, and openings in the vegetation.

A field survey for this species, pursuant to current surveying protocols, was conducted in 2013. No Quino were observed, and based on the habitat assessment conducted for this species, the site lacks sufficient host plants to support Quino. This study was conducted pursuant to the Section 10(a)(1)(a) Recovery Permit TE788133. The Industrial Park Project site is considered "unoccupied" by this federally-listed species.

#### Hermes Copper Butterfly Protocol Survey

Hermes Copper Butterfly (*Lycaena hermes*) is a rare species that is currently being proposed for federal listing. This butterfly occurs in stands of native brush which contain the Hermes Copper host plant Spiny Redberry (*Rhamnus crocea*) in proximity to areas of flat-topped buckwheat. Adults may be found nectaring on buckwheat, chamise (*Adenostoma fasciculatum*), golden yarrow (*Eriophyllum confertiflorum*), slender sunflower (*Helianthus gracilentus*) and other flowering species. A Hermes Copper Butterfly presence/absence survey (Attachment B) was conducted for this property in May and June of 2013 pursuant to the current draft surveying protocol, and no Hermes Copper Butterflies were detected. Thus, the Industrial Park Project site should be considered "unoccupied" by Hermes Copper at this time.

### **JURISDICTIONAL WETLANDS AND WATERS**

Three areas of the Industrial Park Project site were examined for the potential presence of jurisdictional wetlands and "waters". Two of these begin at offsite facilities which are discharging

flow onto the Industrial Park Project site. The first is found on the site's eastern edge, where irrigation runoff from ball fields located in the unincorporated County of San Diego, directly to the east, is discharged via a pipe onto the property. The second originates from a pipe draining the Padre Dam Water District's large water tank. The water district apparently discharges large amounts of excess water on an occasional basis directly onto the Industrial Park Project site. This flows down the steep eastern slope of the adjoining hillside. Both offsite sources have created erosional features and are very likely unpermitted activities, although neither drain to navigable waters, and basically terminate on the Industrial Park Project site. The third area is represented by three isolated and senescent willow trees found near the southeastern corner of the site. These are apparently relicts in this area and are found in areas without any sign of surface or subsurface hydrology.

The conclusion of this analysis is that the Industrial Park Project site does not support any jurisdictional wetlands or "waters", although the current discharge onto the site by others should be addressed by the City in discussions with those adjoining land-owners and or the resource agencies, as appropriate.

## **PROJECT IMPACTS**

The Hillside Meadows Industrial Park Project, as currently proposed, will result in certain measurable losses of biological resource values found in conjunction with this property. These losses would be both a direct and indirect result of site development and related activities. All anticipated losses would be associated with the conversion of vacant land to industrial pads, including brush removal, grading to construct the pads and associated infrastructure, ornamental landscaping, fire clearing, etc. Impacts are assessed at a level which is either "significant" or "less than significant" as defined by CEQA. Also, an assessment is made as to whether or not project-related impacts are fully mitigable. In this instance, all anticipated direct and indirect impacts are considered mitigable.

The project as proposed will directly impact approximately:

- 6.2 acres of Diegan Coastal Sage Scrub
- 4.8 acres of Broom Baccharis Scrub
- 6.2 acres of Non-native Grassland
- Sensitive species, individually and in the aggregate, including California Gnatcatcher, Orange-throated Whiptail, Southern California Rufous-crowned Sparrow, San Diego Black-tailed Jackrabbit, Coronado Skink, and foraging habitat for Turkey Vulture.

The above losses are considered “significant”, as defined by CEQA. Mitigation for impacts to these resources is recommended pursuant to the City’s Interim Take Authorization Agreement with the Wildlife Agencies (California Department of Fish and Wildlife and U.S. Fish and Wildlife Service) as well as CEQA.

## **RECOMMENDED MITIGATION**

In order to mitigate impacts to Diegan Coastal Sage Scrub, Broom Baccharis Scrub, Non-native Grassland and sensitive species, both individually and in the aggregate, it is recommended that a Biological Open Space Easement (BOSE) be placed over the western portion of the site (Figure 5). The proposed BOSE contains 27.8 acres of high-value Diegan Coastal Sage Scrub. The dedication of a BOSE over this portion of the property would mitigate impacts to 6.2 acres of CSS @ 2:1, 4.8 acres of BBS @ 2:1, 6.2 acres of NNG @ 0.5:1 (total = 25.1 acres), and the various sensitive species associated with this property. An Impact/mitigation analysis for this project is presented in Table 2.

The southeastern corner of the Industrial Park Project site is being designed to establish wetlands and wetland habitats within an approximately 2 acre basin area. The establishment of these resources is secondary and essentially unrelated to development of the proposed Industrial Park Project site, although a portion of the swale leading to the basin will serve to provide permanent water quality BMPs for this and other upstream properties. The construction of this basin will require excavation and relocation of soil to other areas of the site. All wetland establishment activities will be completed pursuant to securing agency permits, including Clean Water Act certification and nationwide permitting under Section 401/404 of the Clean Water Act, as needed.

Site brushing, grading, and/or the removal of vegetation within 300 feet of any migratory songbird or raptor nesting location should not take place during the spring/summer songbird breeding season, defined as from 15 February to 31 August of each year. This is required in order to ensure compliance with the federal Migratory Bird Treaty Act and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code, which prevents the “take” of eggs, nests, feathers, or other parts of most native bird species, and the Endangered Species Act. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. Should it be necessary to conduct brushing, grading, or other construction activities during the bird breeding season, a preconstruction nesting survey of all areas within 500 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director, Department Development Services, and the Wildlife Agencies (California Department of Fish and Wildlife, U.S. Fish and Wildlife Service) for concurrence with the conclusions and recommendations.



## REFERENCES

American Ornithologists' Union, committee on classification and nomenclature. 1998. A.O.U. Checklist of North American Birds. 7<sup>th</sup> Edition.

California Department of Fish and Game. 2012. Designated endangered, threatened or rare plants and candidates with official listing dates. California Department of Fish and Wildlife, January 2012

California Native Plant Society (CNPS). 2012. Inventory of Rare and Endangered Plants (online edition, v8-01a). California Native Plant Society. Sacramento, CA.

Emmel, T.C. and J.F. Emmel. 1973. The Butterflies of Southern California. Los Angeles County Natural History Museum.

Hickman, J. C. (Ed.). 1993. The Jepson Manual, Higher Plants of California. University of California Press, Berkeley, 1400 pp.

Holland, R.F. 1986 (as amended; 1996). Preliminary descriptions of the terrestrial natural communities of California. California Nongame-Heritage Program. 156p.

Jones, J. K., et al. 1992. Revised checklist of North American mammals north of Mexico. Occas. Papers Mus., Texas Tech University, 146:1-23.

Stebbins, R. 2003. Western Reptiles and Amphibians. Peterson Field Guide Series, Houghton-Mifflin.

United States Fish and Wildlife Service. 2011. Endangered and Threatened Wildlife and Plants; Review of Native Species that are Candidates for Listing as Endangered or Threatened; Annual Notice of Findings on Resubmitted Petitions; Annual Description of Progress on Listing Actions. Federal Register 50 CFR 17.

**Table 2. Habitat Impact/Mitigation Analysis – The Hillside Meadow Industrial Park**

<u>Biological Resource</u>	<u>Existing Acres</u> (Pre-development)	<u>Acres Impacted</u> (Mitigation Ratio)	<u>Mitigation</u> <u>Acreage Required</u>
Coastal Sage Scrub	34.0 acres	6.2 acres (2:1)	12.4 acres
Broom Baccharis Scrub	4.8 acres	4.8 acres (2:1)	9.6 acres
Non-native Grassland	6.2 acres	6.2 acres (0.5:1)	3.1 acres
Urban Developed	0.7 acre	none	none
<hr/>			
<b>Totals</b>	<b>45.7 acres</b>	<b>17.2 acres</b>	<b>25.1 acres<sup>1</sup></b>

---

<sup>1</sup> To be preserved in an onsite biological open space easement



**Figure 1. Regional Location: The Hillside Meadows Industrial Park Project**  
**U.S.G.S. "El Cajon" 7.5' Quadrangle Map**

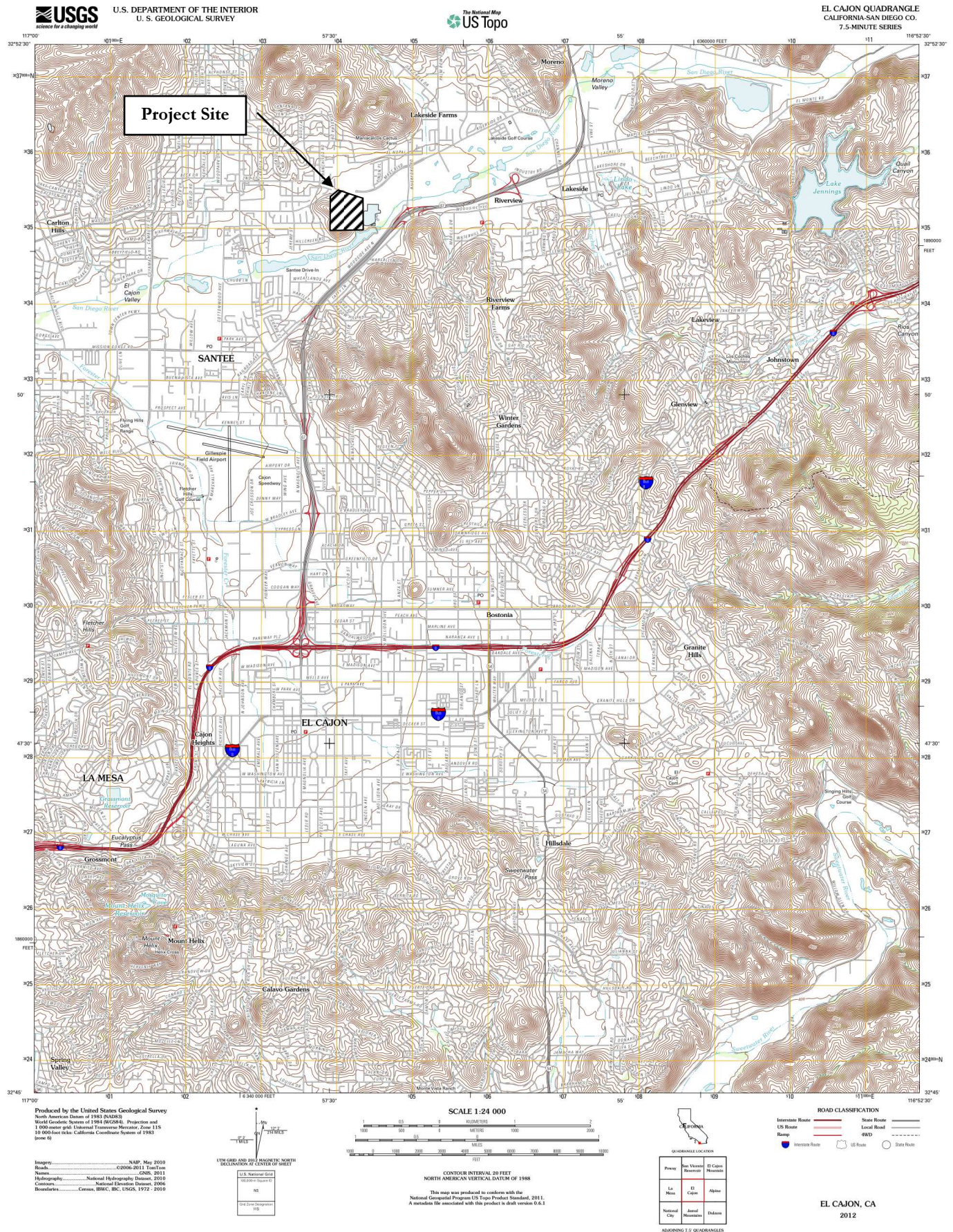




Figure 2. Site Plan – Hillside Meadows Industrial Park Project

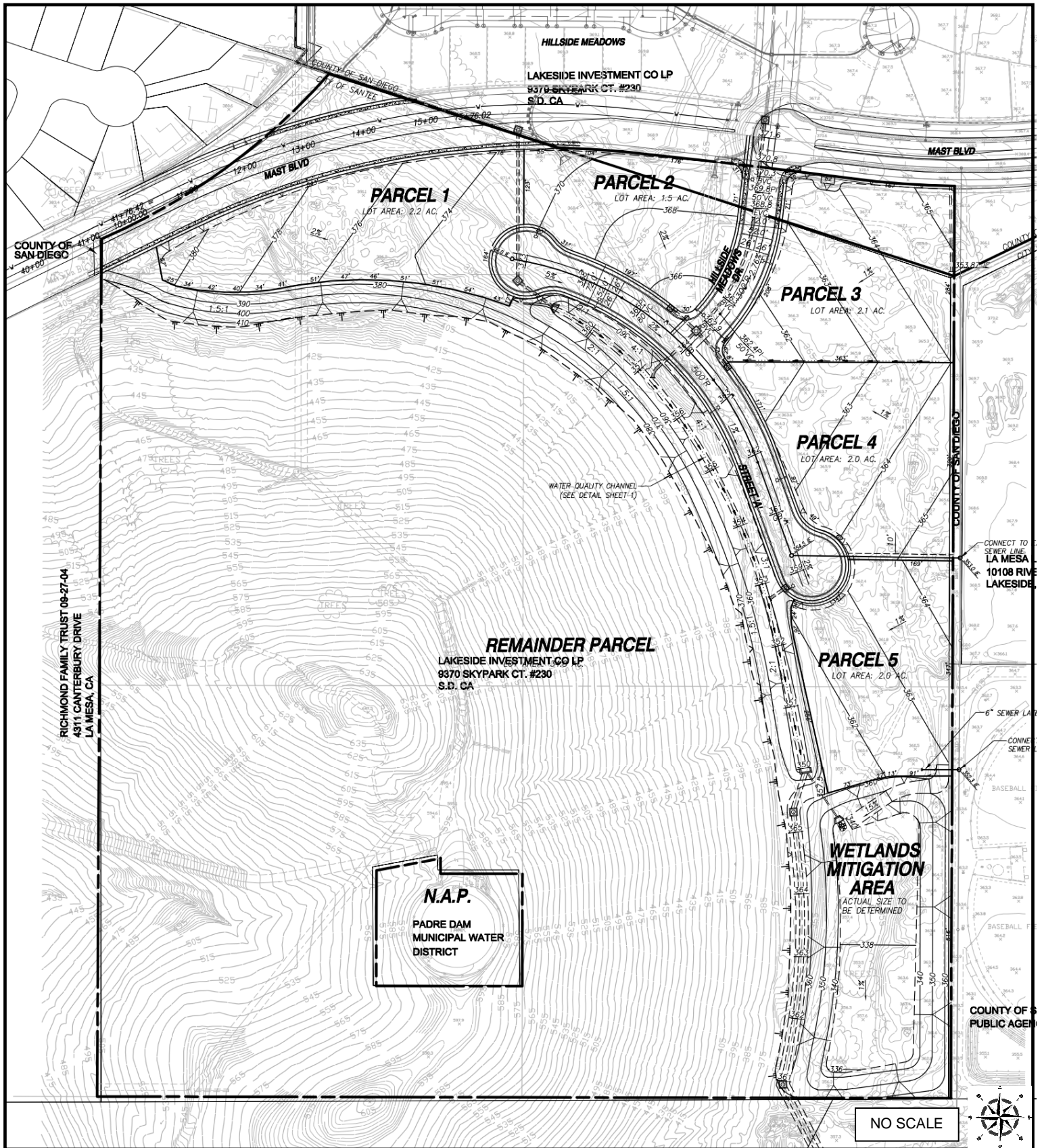




Figure 3. Biological Resources on Aerial Photo – Hillside Meadows Industrial Park Project

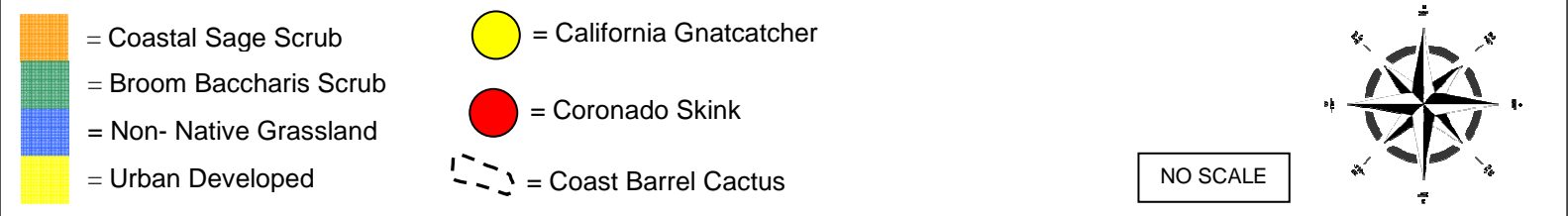
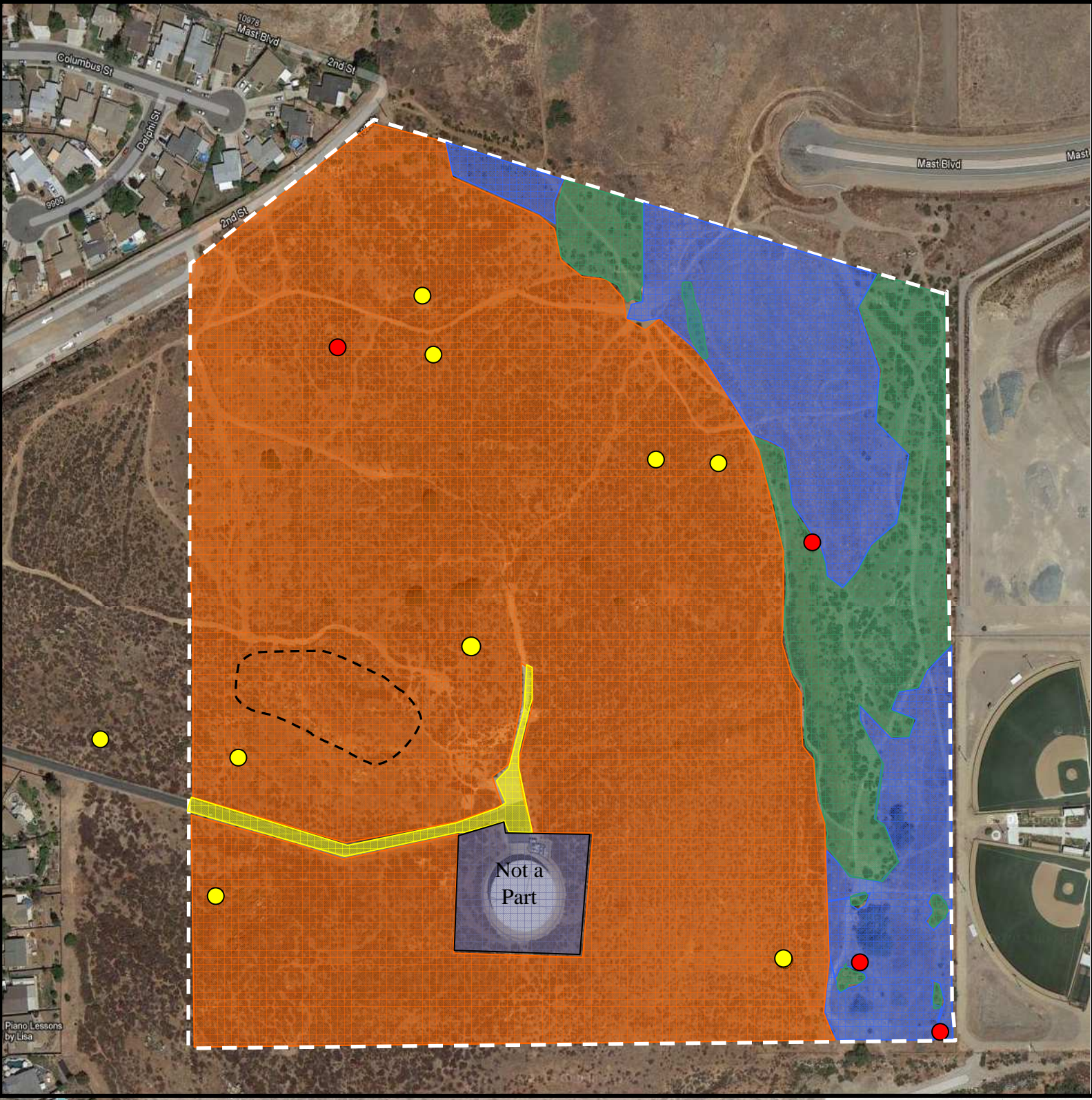
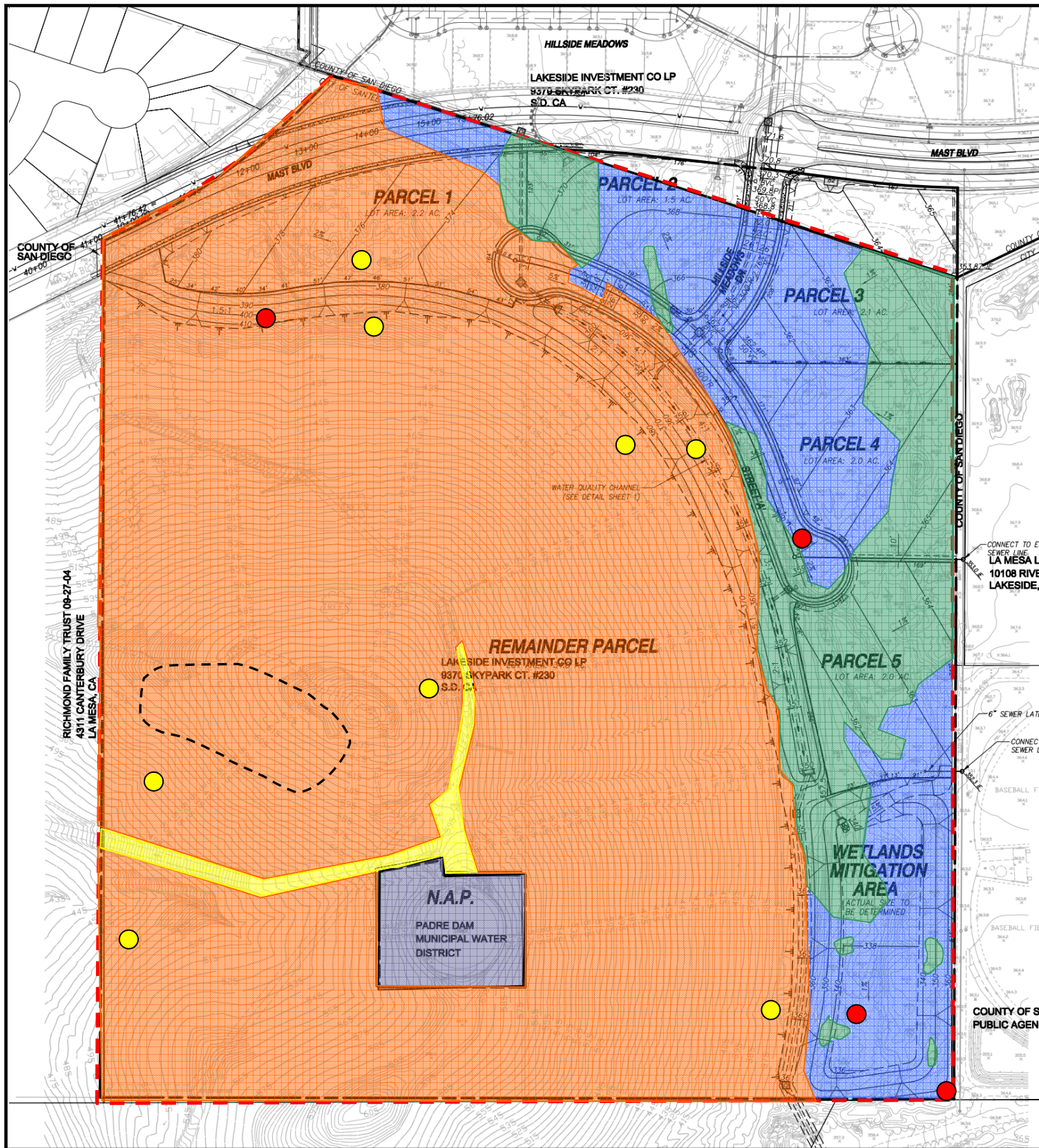




Figure 4. Biological Resources on Site Plan – Hillside Meadows Industrial Park Project



- = Coastal Sage Scrub
- = Broom Baccharis Scrub
- = Non- Native Grassland
- = Urban Developed
- = California Gnatcatcher
- = Coronado Skink
- = Coast Barrel Cactus

NO SCALE

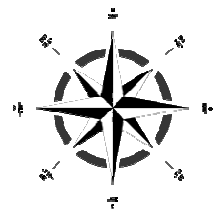
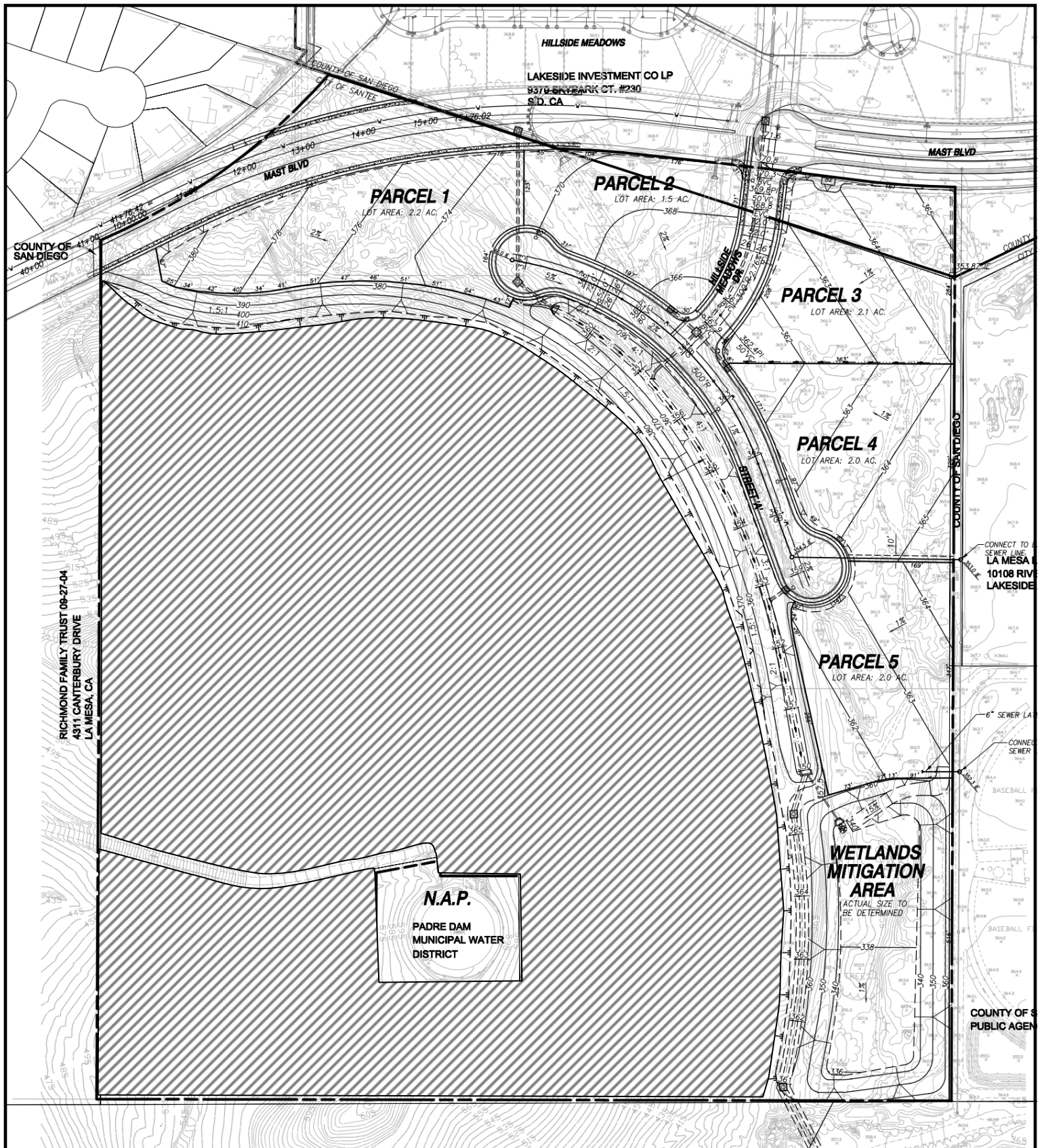




Figure 5. Proposed Biological Open Space – Hillside Meadows Industrial Park Project



**Table 3. Flora and Fauna Detected – The Hillside Meadows Industrial Park Project**

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants</u>	
<i>Ailanthus altissima</i> *	Tree of Heaven
<i>Allophyllum glutinosum</i>	Blue False-gilia
<i>Ambrosia acanthicarpa</i>	Annual Burweed
<i>Amsinckia intermedia</i>	Fiddleneck
<i>Antirrhinum nuttallianum</i>	Nuttall's Snapdragon
<i>Apiastrum angustifolium</i>	Mock Parsley
<i>Artemisia californica</i>	California Sagebrush
<i>Avena fatua</i> *	Wild Oat
<i>Baccharis pilularis</i>	Coyote Brush
<i>Baccharis sarothroides</i>	Broom Baccharis
<i>Brassica geniculata</i> *	Perennial Mustard
<i>Brassica nigra</i> *	Black Mustard
<i>Bromus diandrus</i> *	Ripgut Brome
<i>Bromus mollis</i> *	Soft Brome
<i>Bromus rubens</i> *	Foxtail Brome
<i>Camissonia strigulosa</i>	Evening Primrose
<i>Carduus pycnocephalus</i> *	Italian Thistle
<i>Centaurea melitensis</i> *	Tocalote
<i>Cerastium glomeratum</i> *	Mouse-ear Chickweed
<i>Chamaesyce albomarginata</i>	Rattlesnake Spurge
<i>Chrysanthemum coronarium</i> *	Crown Garland
<i>Cirsium vulgare</i> *	Bull Thistle
<i>Claytonia perfoliata</i>	Miner's Lettuce
<i>Clematis pauciflora</i>	Virgin's Bower
<i>Conyza canadensis</i> *	Common Horseweed
<i>Corethrogyne filaginifolia</i>	Sand Aster
<i>Crassula erecta</i>	Stonecrop
<i>Croton californicus</i>	California Croton
<i>Cryptantha intermedia</i>	Common Cryptantha
<i>Cucurbita palmata</i>	Coyote Melon
<i>Cuscuta californica</i>	California Dodder
<i>Daucus pusillus</i>	Rattlesnake Weed
<i>Dichelostemma pulchellum</i>	Blue Dicks

**Table 3. Flora and Fauna Detected – The Hillside Meadows Industrial Park Project**

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants (cont)</u>	
<i>Diplacus aurantiacus</i>	San Diego Monkeyflower
<i>Dudleya pulverulenta</i>	Chalk Live-forever
<i>Encelia farinosa</i>	Brittle Bush
<i>Epilobium</i> sp.	Fireweed
<i>Eriastrum</i> sp.	Eriastrum
<i>Eriogonum fasciculatum</i>	Flat-top Buckwheat
<i>Erodium botrys</i> *	Long-beaked Stork's-bill
<i>Erodium cicutarium</i> *	Red-stem Stork's-bill
<i>Erodium moschatum</i> *	White-stem Stork's-bill
<i>Eucrypta chrysanthemifolia</i>	Common Eucrypta
<b><i>Ferocactus viridiscens</i></b>	<b>San Diego Barrel Cactus</b>
<i>Festuca elatior</i> *	Tall Fescue
<i>Festuca megalura</i> *	Foxtail Fescue
<i>Filago gallica</i> *	Narrow-leaf Filago
<i>Galium aparine</i> *	Common Bedstraw
<i>Gilia</i> sp.	Gilia
<i>Gnaphalium beneolens</i>	Cudweed
<i>Gnaphalium californicum</i>	California Cudweed
<i>Gnaphalium canescens</i>	Cudweed
<i>Haplopappus</i> sp.	Goldenbush
<i>Hazardia squarrosa</i>	Hazardia
<i>Heliotropium curvassavicum</i>	Wild Heliotrope
<i>Hordeum murinum</i> *	Wild Barley
<i>Hypochaeris glabra</i> *	Smooth Cat's-tongue
<i>Lamium amplexicaule</i> *	Clasping Henbit
<i>Lastarriaea coriacea</i>	Lastarriaea
<i>Linanthus dianthiflorus</i>	Ground Pink
<i>Linaria canadensis</i>	Common Toadflax
<i>Lotus hamatus</i>	Grab Lotus
<i>Lotus scoparius</i>	Deerweed
<i>Lupinus hirsutissimus</i>	Stinging Lupine
<i>Malosma laurina</i>	Laurel Sumac
<i>Marah macrocarpus</i>	Man Root

**Table 3. Flora and Fauna Detected – The Hillside Meadows Industrial Park Project**

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants (cont)</u>	
<i>Marrubium vulgare</i> *	Horehound
<i>Mirabilis californicus</i>	Wishbone Bush
<i>Navarretia hamata</i>	Skunkweed
<i>Nicotiana glauca</i> *	Tree Tobacco
<i>Olea europa</i> *	European Olive
<i>Opuntia x occidentalis</i>	Prickly Pear
<i>Opuntia prolifera</i>	Coast Cholla
<i>Pectocarya linearis</i> ssp. <i>ferocula</i>	Slender Pectocarya
<i>Pellaea andromedifolia</i>	Coffee Fern
<i>Penstemon spectabilis</i>	Showy Penstemon
<i>Phacelia cicutaria hispida</i>	Caterpillar Phacelia
<i>Phacelia parryi</i>	Parry's Phacelia
<i>Pholistoma racemosum</i>	Fiesta Flower
<i>Pityrogramma triangularis</i> var. <i>triangularis</i>	Goldenback Fern
<i>Pityrogramma triangularis</i> var. <i>viscosa</i>	Silverback Fern
<i>Plagiobothrys</i> sp.	Popcornflower
<i>Polypodium californicum</i>	California Polypody
<i>Pterostegia drymarioides</i>	Thread Stem
<i>Rafinesquia californica</i>	California Chicory
<i>Rhamnus crocea</i>	Redberry
<i>Rumex crispus</i> *	Curly Dock
<i>Salix lasiolepis</i>	Arroyo Willow
<i>Salvia apiana</i>	White Sage
<i>Sambucus mexicanus</i>	Elderberry
<i>Sarcostemma cynanchoides</i>	Milkvine
<i>Schismus barbatus</i> *	Schismus
<i>Scrophularia californica</i>	Bee Plant
<i>Senecio vulgaris</i> *	Common Groundsel
<i>Sisymbrium irio</i> *	London Rocket
<i>Sisyrinchium bellum</i>	Blue-eyed Grass
<i>Sonchus asper</i> *	Sow Thistle
<i>Stephanomeria virgata</i>	Stephanomeria
<i>Tamarix</i> sp. *	Salt Cedar



**Table 3. Flora and Fauna Detected – The Hillside Meadows Industrial Park Project**

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants (cont)</u>	
<i>Toxicodendron diversilobum</i>	Poison Oak
<i>Trifolium</i> sp. *	Clover
<i>Urtica urens</i> *	Dwarf Nettle
<i>Viola pedunculata</i>	Johnny Jump-up
<i>Zauschneria californica</i>	California Fuschia
<u>Birds</u>	
<i>Aeronautes saxatalis</i>	White-throated Swift
<b><i>Aimophila ruficeps canescens</i></b>	<b>So. Ca. Rufous-crowned Sparrow</b>
<i>Archilochus anna</i>	Anna's Hummingbird
<i>Buteo jamaicensis</i>	Red-tailed Hawk
<i>Carduelis psaltria</i>	Lesser Goldfinch
<i>Carpodacus mexicanus</i>	Housefinch
<b><i>Cathartes aura</i></b>	<b>Turkey Vulture</b>
<i>Chamaea fasciata</i>	Wrentit
<i>Corvus corax</i>	Common Raven
<i>Geococcyx californicus</i>	Greater Roadrunner
<i>Hirundo pyrrhonota</i>	Cliff Swallow
<i>Larus delawarensis</i>	Ring-billed Gull
<i>Melospiza melodia</i>	Song Sparrow
<i>Pipilo crissalis</i>	California Towhee
<b><i>Polioptila californica</i></b>	<b>California Gnatcatcher</b>
<i>Psaltriparus minimus</i>	Bushtit
<i>Thryomanes bewickii</i>	Bewick's Wren
<i>Tyrannus verticalis</i>	Western Kingbird
<i>Zenaida macroura</i>	Mourning Dove
<i>Zonotrichia leucophrys</i>	White-crowned Sparrow
<u>Mammals</u>	
<b><i>Lepus californicus bennettii</i></b>	<b>San Diego Black-tailed Jack Rabbit</b>
<i>Neotoma</i> sp.	Woodrat
<i>Spermophilus beecheyi</i>	California Ground Squirrel
<i>Sylvilagus audubonii</i>	Desert Cottontail Rabbit

**Table 3. Flora and Fauna Detected – The Hillside Meadows Industrial Park Project**

<u>Scientific Name</u>	<u>Common Name</u>
<u>Mammals (cont)</u>	
<i>Thomomys bottae</i>	Valley Pocket Gopher
<u>Reptiles</u>	
<b><i>Aspidoscelis hyperythra</i></b>	<b>Orange-throated Whiptail</b>
<i>Crotalus oreganus helleri</i>	Southern Pacific Rattlesnake
<b><i>Eumeces skiltonianus interparietalis</i></b>	<b>Coronado Skink</b>
<i>Sceloporus occidentalis</i>	Western Fence Lizard
<i>Uta stansburiana</i>	Side-blotched Lizard
<u>Butterflies</u>	
<i>Apodemia mormo virgulti</i>	Behr's Metalmark
<i>Callophrys dumetorum</i>	Bramble Hairstreak
<i>Erynnis funeralis</i>	Funereal Duskywing
<i>Euphilotes bernardino</i>	Bernardino Dotted-Blue
<i>Glaucopsyche lygdamus</i>	Southern Blue
<i>Incisalia augusta</i>	Brown Elfin
<i>Nymphalis antiopa</i>	Mourning Cloak
<i>Papilio eurymedon</i>	Pale Swallowtail
<i>Pontia protodice</i>	Common White
<i>Pyragus albescens</i>	Checkered Skipper
<i>Strymon melinus</i>	Gray Hairstreak
<i>Vanessa annabella</i>	West Coast Lady
<i>Vanessa atalanta</i>	Red Admiral
<i>Vanessa cardui</i>	Painted Lady
<i>Vanessa</i> sp.	Lady

---

Total – 102 plants, 45 animals

\* - Denotes non-native taxon

**BOLD** - Denotes sensitive species

## **Attachment A**

### California Natural Diversity Data Base Forms

For Office Use Only

Source Code \_\_\_\_\_ Quad Code \_\_\_\_\_  
Elm Code \_\_\_\_\_ Occ. No. \_\_\_\_\_  
EO Index No. \_\_\_\_\_ Map Index No. \_\_\_\_\_

Date of Field Work (mm/dd/yyyy): 03/22/2013

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Ferocactus viridescens*

Common Name: San Diego Barrel Cactus

Species Found? ☒ Yes ☐ No If not, why? \_\_\_\_\_

Total No. Individuals 91+ Subsequent Visit? ☐ yes ☒ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk. Yes, Occ. # \_\_\_\_\_

Collection? If yes: \_\_\_\_\_ Number \_\_\_\_\_ Museum / Herbarium \_\_\_\_\_

Reporter: Vince Scheidt

Address: 3158 Occidental Street  
San Diego CA 92122

E-mail Address: vince@san.rr.com

Phone: (858) 457-3873

Plant Information

Phenology: 100% vegetative \_\_\_\_\_% flowering \_\_\_\_\_% fruiting

Animal Information

# adults # juveniles # larvae # egg masses # unknown  
☐ breeding ☐ wintering ☐ burrow site ☐ rookery ☐ nesting ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private

Quad Name: \_\_\_\_\_ Elevation: \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Sec \_\_\_\_\_, \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4, Meridian: ☐ H ☐ M ☐ S Source of Coordinates (GPS, topo. map & type): GPS

T \_\_\_\_\_ R \_\_\_\_\_ Sec \_\_\_\_\_, \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4, Meridian: ☐ H ☐ M ☐ S GPS Make & Model Iphone 4s

DATUM: NAD27 ☐ NAD83 ☐ WGS84 ☐ Horizontal Accuracy \_\_\_\_\_ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☐ OR Geographic (Latitude & Longitude) ☒

Coordinates: 32° 51'25.19"N  
-116° 57'15.00"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

Found within the higher elevation Diegan Coastal Sage Scrub habitat onsite. The population is found on a steep south-facing slope on the western portion of the property.

Other rare taxa seen at THIS site on THIS date:  
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances: Paved access road to a water tank is located just south of the population

Threats: none

Comments: 91 specimens were observed in this location. Others may be located on the property.

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): \_\_\_\_\_  
☐ Compared with specimen housed at: \_\_\_\_\_  
☐ Compared with photo / drawing in: \_\_\_\_\_  
☐ By another person (name): \_\_\_\_\_  
☐ Other: \_\_\_\_\_

Photographs: (check one or more)

Slide Print Digital  
Plant / animal ☐ ☐ ☒  
Habitat ☐ ☐ ☐  
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☒ no ☐



For Office Use Only

Source Code \_\_\_\_\_ Quad Code \_\_\_\_\_  
Elm Code \_\_\_\_\_ Occ. No. \_\_\_\_\_  
EO Index No. \_\_\_\_\_ Map Index No. \_\_\_\_\_

Date of Field Work (mm/dd/yyyy): 03/22/2013

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Poliioptila californica*

Common Name: California Gnatcatcher

Species Found? ☒ Yes ☐ No If not, why? \_\_\_\_\_

Total No. Individuals 6+ Subsequent Visit? ☒ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.  
Yes, Occ. # \_\_\_\_\_

Collection? If yes: \_\_\_\_\_  
Number Museum / Herbarium

Reporter: Vince Scheidt

Address: 3158 Occidental Street  
San Diego CA 92122

E-mail Address: vince@san.rr.com

Phone: (858) 457-3873

Plant Information

Phenology: \_\_\_\_\_% vegetative \_\_\_\_\_% flowering \_\_\_\_\_% fruiting

Animal Information

# adults 4 # juveniles 2 # larvae \_\_\_\_\_ # egg masses \_\_\_\_\_ # unknown \_\_\_\_\_  
☐ breeding ☐ wintering ☐ burrow site ☐ rookery ☐ nesting ☒ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private

Quad Name: \_\_\_\_\_ Elevation: \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Sec \_\_\_\_\_, \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4, Meridian: ☐ H ☐ M ☐ S Source of Coordinates (GPS, topo. map & type): GPS

T \_\_\_\_\_ R \_\_\_\_\_ Sec \_\_\_\_\_, \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4, Meridian: ☐ H ☐ M ☐ S GPS Make & Model Iphone 4s

DATUM: NAD27 ☐ NAD83 ☐ WGS84 ☐ Horizontal Accuracy \_\_\_\_\_ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☐ OR Geographic (Latitude & Longitude) ☒

Coordinates: 32° 51'25.19"N  
-116° 57'15.00"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

Found in various areas within Diegan Coastal Sage Scrub.

Other rare taxa seen at THIS site on THIS date:  
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances: Paved access road to a water tower splits this habitat. Dirt walking paths dissect the property

Threats: Portion of site to be developed for industrial lots. Will impact some habitat.

Comments: Multiple specimens were observed on the site during various field surveys.

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): \_\_\_\_\_  
☐ Compared with specimen housed at: \_\_\_\_\_  
☐ Compared with photo / drawing in: \_\_\_\_\_  
☐ By another person (name): \_\_\_\_\_  
☐ Other: \_\_\_\_\_

Photographs: (check one or more)

Slide Print Digital  
Plant / animal ☐ ☐ ☒  
Habitat ☐ ☐ ☐  
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☒ no ☐

For Office Use Only

Source Code \_\_\_\_\_ Quad Code \_\_\_\_\_  
Elm Code \_\_\_\_\_ Occ. No. \_\_\_\_\_  
EO Index No. \_\_\_\_\_ Map Index No. \_\_\_\_\_

Date of Field Work (mm/dd/yyyy): 03/22/2013

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Cnemidophorus hyperythrus beldingi* (*Aspidoscelis hyperythra*)

Common Name: Orange-throated Whiptail

Species Found? ☒ Yes ☐ No If not, why? \_\_\_\_\_

Total No. Individuals 10+ Subsequent Visit? ☒ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.  
Yes, Occ. # \_\_\_\_\_

Collection? If yes: \_\_\_\_\_  
Number Museum / Herbarium

Reporter: Vince Scheidt

Address: 3158 Occidental Street  
San Diego CA 92122

E-mail Address: vince@san.rr.com

Phone: (858) 457-3873

Plant Information

Phenology: \_\_\_\_\_% vegetative \_\_\_\_\_% flowering \_\_\_\_\_% fruiting

Animal Information

2  
# adults # juveniles # larvae # egg masses # unknown  
☐ breeding ☐ wintering ☐ burrow site ☐ rookery ☐ nesting ☒ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private

Quad Name: \_\_\_\_\_ Elevation: \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Sec \_\_\_\_\_, \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4, Meridian: ☐ H ☐ M ☐ S Source of Coordinates (GPS, topo. map & type): GPS

T \_\_\_\_\_ R \_\_\_\_\_ Sec \_\_\_\_\_, \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4, Meridian: ☐ H ☐ M ☐ S GPS Make & Model Iphone 4s

DATUM: NAD27 ☐ NAD83 ☐ WGS84 ☐ Horizontal Accuracy \_\_\_\_\_ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☐ OR Geographic (Latitude & Longitude) ☒

Coordinates: 32° 51'25.19"N  
-116° 57'15.00"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

Found within open areas of the Diegan Coastal Sage Scrub habitat onsite.

Other rare taxa seen at THIS site on THIS date:  
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances: Paved access road to a water tower splits this habitat. Dirt walking paths dissect the property.

Threats: Part of the site to be developed for commercial lots.

Comments: Multiple specimens were observed on the site during site surveys.

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): \_\_\_\_\_  
☐ Compared with specimen housed at: \_\_\_\_\_  
☐ Compared with photo / drawing in: \_\_\_\_\_  
☐ By another person (name): \_\_\_\_\_  
☐ Other: \_\_\_\_\_

Photographs: (check one or more)

Slide Print Digital  
Plant / animal ☐ ☐ ☒  
Habitat ☐ ☐ ☐  
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☒ no ☐



For Office Use Only

Source Code \_\_\_\_\_ Quad Code \_\_\_\_\_  
Elm Code \_\_\_\_\_ Occ. No. \_\_\_\_\_  
EO Index No. \_\_\_\_\_ Map Index No. \_\_\_\_\_

Date of Field Work (mm/dd/yyyy): 03/22/2013

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Eumeces skiltonianus interparietalis*

Common Name: Coronado Skink

Species Found? ☒ Yes ☐ No If not, why? \_\_\_\_\_

Total No. Individuals 4 Subsequent Visit? ☐ yes ☒ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.  
Yes, Occ. # \_\_\_\_\_

Collection? If yes: \_\_\_\_\_  
Number \_\_\_\_\_ Museum / Herbarium \_\_\_\_\_

Reporter: Vince Scheidt

Address: 3158 Occidental Street  
San Diego CA 92122

E-mail Address: vince@san.rr.com

Phone: (858) 457-3873

Plant Information

Phenology: \_\_\_\_\_% vegetative \_\_\_\_\_% flowering \_\_\_\_\_% fruiting

Animal Information

4  
# adults # juveniles # larvae # egg masses # unknown  
☐ breeding ☐ wintering ☐ burrow site ☐ rookery ☐ nesting ☒ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private

Quad Name: \_\_\_\_\_ Elevation: \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Sec \_\_\_\_\_, \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): GPS

T \_\_\_\_\_ R \_\_\_\_\_ Sec \_\_\_\_\_, \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model Iphone 4s

DATUM: NAD27 ☐ NAD83 ☐ WGS84 ☐ Horizontal Accuracy \_\_\_\_\_ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☐ OR Geographic (Latitude & Longitude) ☒

Coordinates: 32° 51'25.19"N  
-116° 57'15.00"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

Found in disturbed areas including non-native grassland and open areas of the Diegan Coastal Sage Scrub.

Other rare taxa seen at THIS site on THIS date:  
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances: Dirt walking paths dissect the property and dumping is seen on lower areas of the site

Threats: Site to be developed for commercial lots.

Comments: Multiple specimens were observed on the lower elevations of the site during site surveys.

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): \_\_\_\_\_  
☐ Compared with specimen housed at: \_\_\_\_\_  
☐ Compared with photo / drawing in: \_\_\_\_\_  
☐ By another person (name): \_\_\_\_\_  
☐ Other: \_\_\_\_\_

Photographs: (check one or more)

Slide Print Digital  
Plant / animal ☐ ☐ ☒  
Habitat ☐ ☐ ☒  
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☒ no ☐

## **Attachment B**

45-day California Gnatcatcher Survey Report  
45-day Quino Checkerspot Butterfly Survey Report  
Hermes Copper Butterfly Survey Report



**The Hillside Meadows Industrial Park Project, City of Santee**  
**45-Day Field Survey Report: California Gnatcatcher (*Poliophtila californica californica*)**

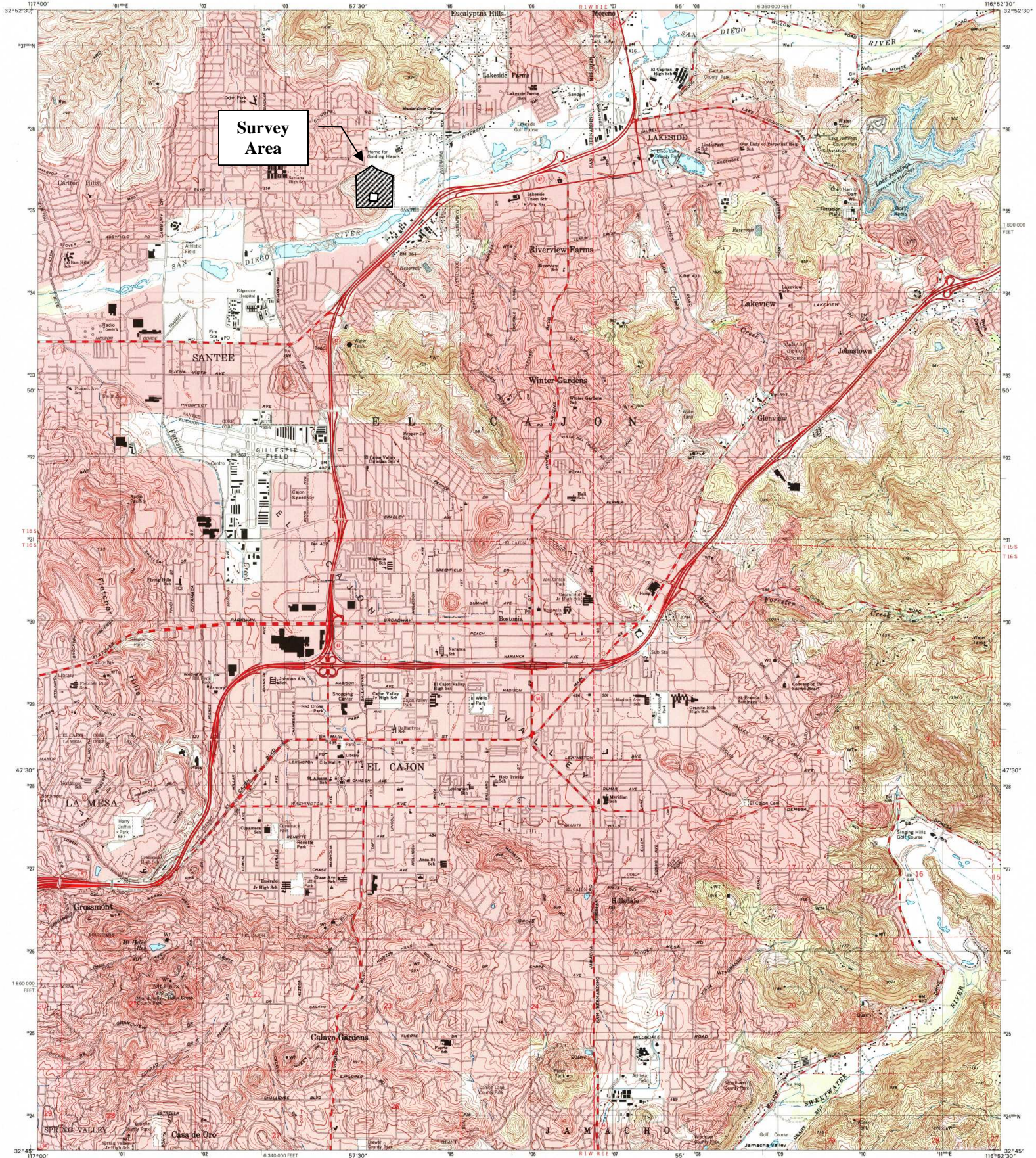
<b>Location:</b>	The subject property, an approximately 45.7-acre parcel (APN 379-030-31), is situated south of the future connection of Mast Boulevard and north of the San Diego River in the City of Santee (map attached).		
<b>Habitat Description:</b>	The site supports approximately 34.0 acres of Diegan Coastal Sage Scrub vegetation. Indicators in the habitat include California Sagebrush ( <i>Artemisia californica</i> ), Flat-top Buckwheat ( <i>Eriogonum fasciculatum</i> ), Laurel Sumac ( <i>Malosma laurina</i> ), and other soft-woody shrubs. Gnatcatcher habitat value is high.		
<b>Survey Methodologies</b>	All accessible areas of CSS onsite were slowly walked. Binoculars were used to survey steep slopes and areas of dense brush. Taped vocalizations used sparingly.		
<b>Name of personnel</b>	Vince Scheidt (VS), TE 788133, and Brandon Myers (BM), in training	VS, BM	VS, BM
<b>Acres surveyed</b>	approx. 35.0 acres	approx. 35.0 acres	approx. 35.0 acres
<b>Date of survey</b>	22-March-13	29-March-13	9-April-13
<b>Weather</b>	Clear skies, light westerly wind	Hazy to clear skies; light southerly wind	Clear skies, no wind
<b>Temperature (Start/Stop)</b>	65°/72°	61°/70°	67°/74°
<b># of gnatcatchers</b>	4	2	1
<b>Age</b>	n/a	n/a	n/a
<b>Sex</b>	2 Male/ 2 Unknown	1 Male/ 1 Unknown	1 Male



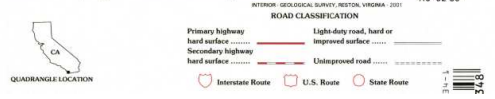
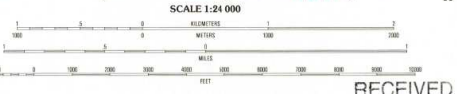


U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

EL CAJON QUADRANGLE  
CALIFORNIA-SAN DIEGO CO.  
7.5-MINUTE SERIES (TOPOGRAPHIC)



Produced by the United States Geological Survey  
Topography compiled 1983. Planimetry derived from imagery  
taken 1996 and other sources. Public Land Survey System and  
survey control current as of 1967. Boundary control as of 2000.  
North American Datum of 1983 (NAD 83). Projection and  
1:24,000 scale. Universal Transverse Mercator, zone 11.  
10,000-foot ticks. California Coordinate System of 1983  
(zone 4).  
North American Datum of 1927 (NAD 27) is shown by dashed  
corner ticks. The values of the shift between NAD 83 and NAD 27





**The Hillside Meadows Industrial Park Project, City of Santee**  
**45-Day Field Survey Results: Quino Checkerspot Butterfly (*Euphydryas editha quino*)**

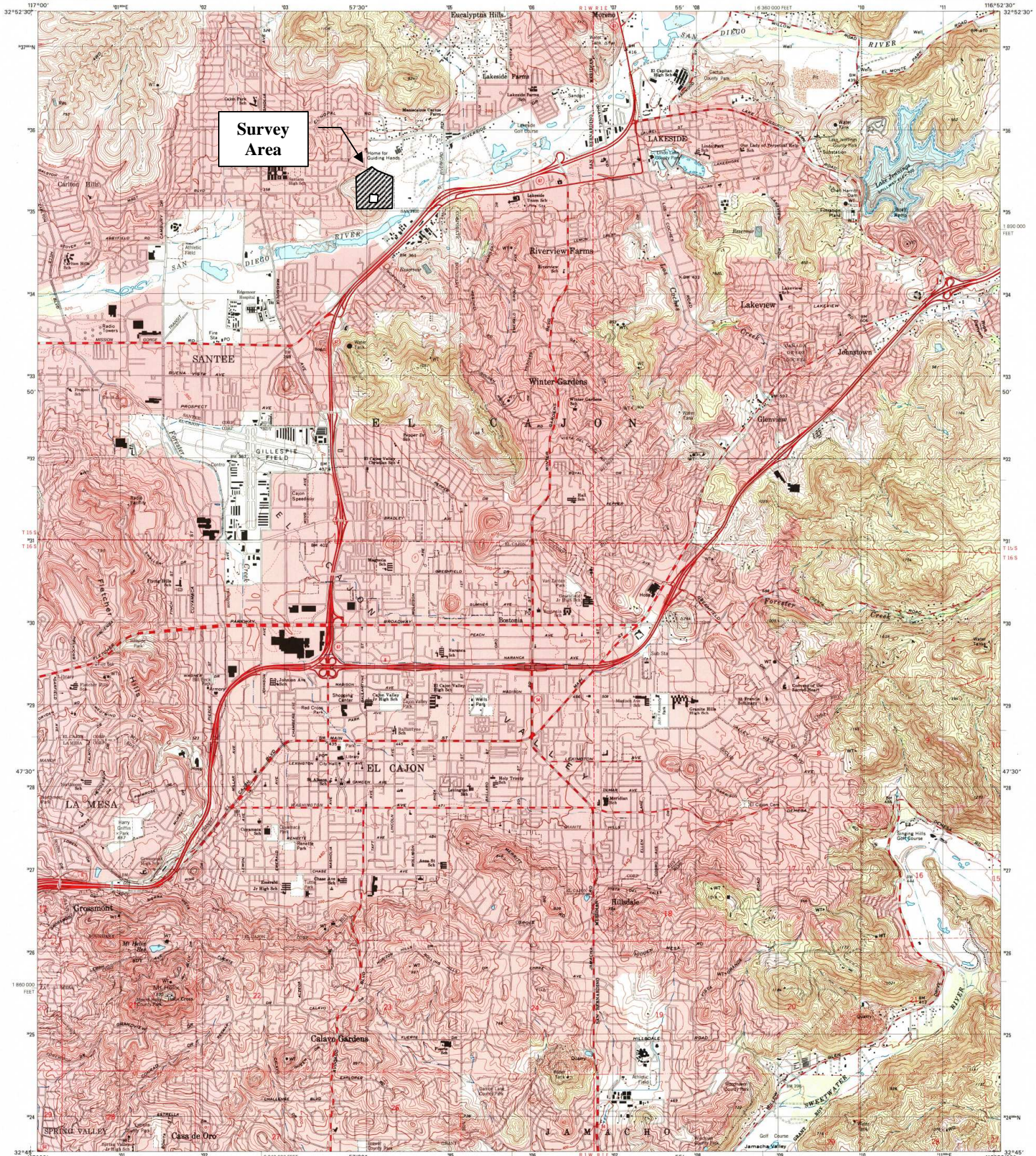
<b>Location:</b>	The subject property, an approximately 45.7-acre parcel (APN 379-030-31), is situated south of the future connection of Mast Boulevard and north of the San Diego River in the City of Santee (map attached).				
<b>Habitat Description:</b>	The site supports approximately 34.0 acres of relatively open Diegan Coastal Sage Scrub vegetation. Indicators in the habitat include California Sagebrush ( <i>Artemisia californica</i> ), Flat-top Buckwheat ( <i>Eriogonum fasciculatum</i> ), Laurel Sumac ( <i>Malosma laurina</i> ), and other soft-woody shrubs. Site contains good hilltopping habitat, and ample Quino nectaring plant species were noted, but no larval host plants.				
<b>Survey Methodologies</b>	During the survey, transects were slowly walked in all appropriate habitats, including all disturbed and open areas. Steep slopes and areas of dense brush were surveyed to the extent possible.				
<b>Name of personnel</b>	Vince Scheidt (VS) PRT 788133 Brandon Myers (BM), in training	VS, BM	VS, BM	VS, BM	VS, BM
<b>Acres surveyed</b>	approx. 35.0 acres	approx. 35.0 acres	approx. 35.0 acres	approx. 35.0 acres	approx. 35.0 acres
<b>Date of survey</b>	3/22/2013	3/29/2013	4/9/2013	4/17/2013	4/26/2013
<b>Weather</b>	Clear skies; no wind	Hazy to clear skies; light southerly wind	Clear skies; no wind	Clear skies; westerly wind 5-12 mph	Sunny clear skies; Light breeze 0-2 mph
<b>Temperature (Start/Stop)</b>	68/72	61/70	67/74	70/76	70/73
<b>Quino Observed</b>	none	none	none	none	none



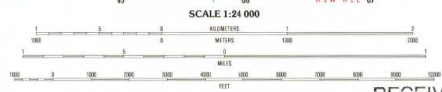


U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

EL CAJON QUADRANGLE  
CALIFORNIA-SAN DIEGO CO.  
7.5-MINUTE SERIES (TOPOGRAPHIC)



Produced by the United States Geological Survey  
Topography compiled 1953. Planimetry derived from imagery taken 1976 and other sources. Public Land Survey System survey control current as of 1967. Boundaries current as of 2000.  
North American Datum of 1983 (NAD 83). Projection and 1:250,000 scale grid: Universal Transverse Mercator, zone 11.  
10 000-foot ticks: California Coordinate System of 1983 (zone 6).  
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27



RECEIVED



INTERIOR GEOLOGICAL SURVEY, RESTON, VIRGINIA 20191  
ROAD CLASSIFICATION  
Primary highway  
hard surface  
Secondary highway  
hard surface  
Light-duty road, hard or  
improved surface  
Unimproved road  
Interstate Route  
U.S. Route  
State Route



**Hillside Meadows Industrial Park Project, City of Santee**  
**Field Survey Results: Hermes Copper Butterfly (*Lycaena hermes*)**

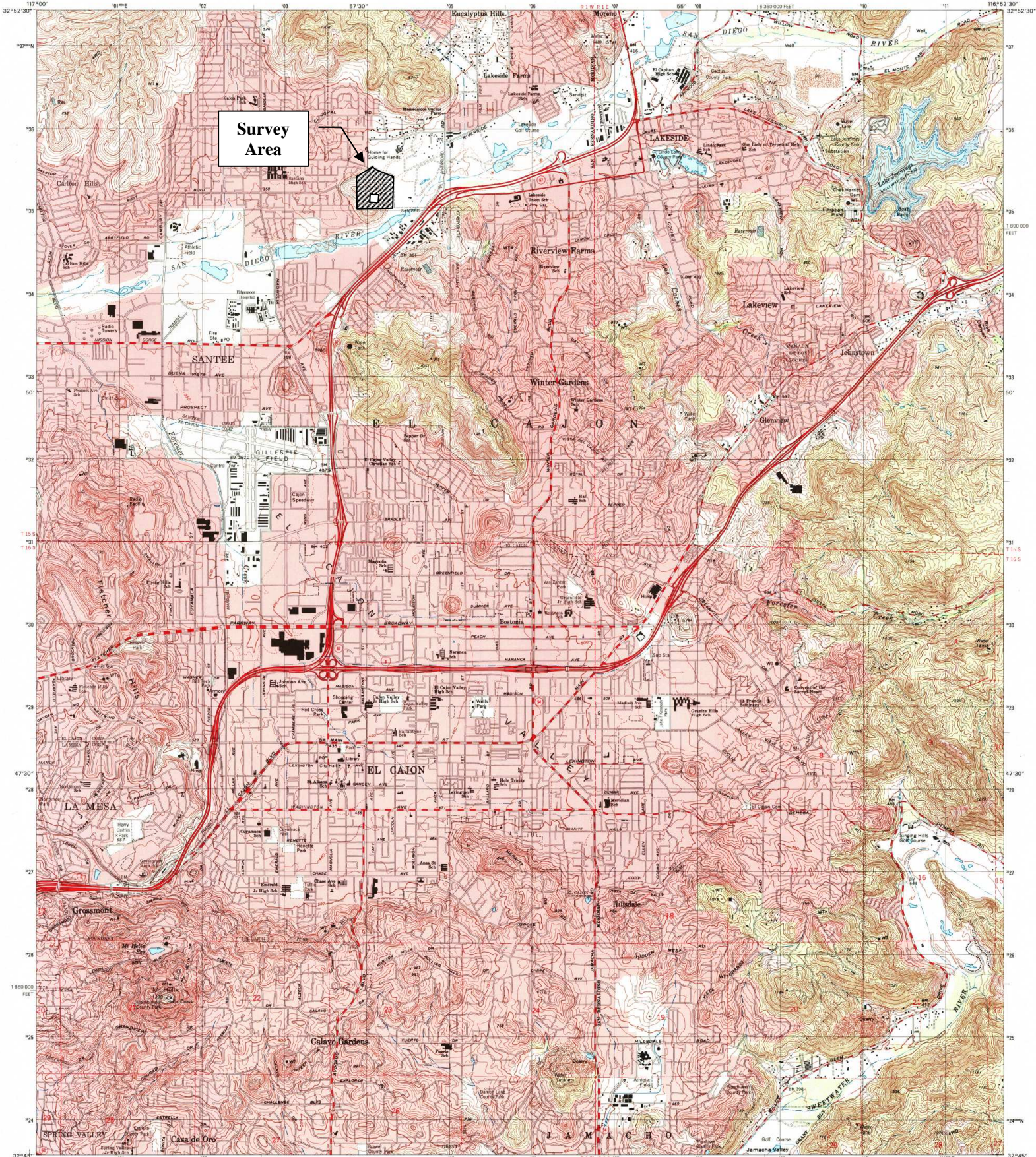
<b>Location:</b>	The subject property, an approximately 45.7-acre parcel (APN 379-030-31), is situated in between the western and eastern terminus of Mast Boulevard in the City of Santee. (Map Attached)			
<b>Habitat Description:</b>	The site supports approximately 34.0 acres of Diegan Coastal Sage Scrub vegetation. Hermes Copper indicators in the habitat include large specimens of Flat-top Buckwheat ( <i>Eriogonum fasciculatum</i> ) and Redberry ( <i>Rhamnus crocea</i> ) growing in proximity to each other, with California Sagebrush ( <i>Artemisia californica</i> ), Laurel Sumac ( <i>Malosma laurina</i> ), and other soft-woody shrubs in the admixture. Site contains ample Hermes nectaring plant species and good numbers of larval host plants ( <i>Rhamnus</i> ). Hermes Copper habitat value is moderate.			
<b>Survey Methodologies</b>	During the survey, transects were slowly walked in all appropriate habitats, including all areas supporting buckwheat and redberry. Steep slopes and areas of dense brush were surveyed to the extent possible.			
<b>Name of personnel</b>	Vince Scheidt (VS), Brandon Myers	VS, BM	VS, BM	VS, BM
<b>Acres surveyed</b>	approx. 35.0 acres	approx. 35.0 acres	approx. 35.0 acres	approx. 35.0 acres
<b>Date of survey</b>	5/23/2013	6/5/2013	6/17/2013	6/28/2013
<b>Weather</b>	Clear skies; no wind	clear skies; Southerly wind 3-5 mph	Clear skies; light westerly wind 2-5 mph	Clear skies; light westerly wind 3-8 mph
<b>Temperature (Start/Stop)</b>	70/76	69/75	75/82	80/87
<b>Hermes Observed</b>	none	none	none	none



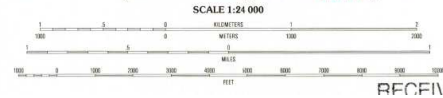


U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

EL CAJON QUADRANGLE  
CALIFORNIA-SAN DIEGO CO.  
7.5-MINUTE SERIES (TOPOGRAPHIC)



Produced by the United States Geological Survey  
Topography compiled 1963. Planimetry derived from imagery  
taken 1996 and other sources. Public Land Survey System and  
survey control current as of 1967. Boundaries current as of 2000.  
North American Datum of 1983 (NAD 83). Projection and  
1,000-meter grid. Universal Transverse Mercator, zone 11.  
10,000-foot scale. California Coordinate System of 1983  
(zone 6).  
North American Datum of 1927 (NAD 27) is shown by dashed  
center ticks. The values of the shift between NAD 83 and NAD 27



ROAD CLASSIFICATION

Primary highway	Light-duty road, hard or
hard surface	improved surface
Secondary highway	Unimproved road
hard surface	
Interstate Route	U.S. Route
	State Route

RECEIVED



